

Planning Officer: Simon Davis

Planning Application Ref: BE/63/17/OUT (2)

Location: The Cottage, Shripney Road, Bognor Regis

Description of works: Erection of 21 new houses and flats with access and parking and landscaping.

Comments On Application:

- This layout is a resubmission seeking to address the concerns I had regarding the original layout and to also better respect the TPO trees.
- A lot has improved but I feel that there is more to be done before I can lend it my full support.
- I had not previously realised that the red line boundary extends to encompass the Plot to the south of the public footpath – now that I am aware of this I will have concerns for a number of mature trees here which I would also like to see fully protected and the best way to ensure this is to TPO them – TEMPO forms attached and the plans will be provided in GIS format by Richard Martin in due course.

Conclusions:

- The primary trees of significance on the frontage of the main house plot are **T45 Ash and T36/37 Cedars** both of which will be compromised by the layout requiring mitigation measure to make the layout fit – better I feel to adjust the layout to fully accommodate them even if this means removing some more trees of lesser merit. My suggestion would be to remove **Macrocarpa T43** (a poor quality tree with a short life expectancy) and this would allow the road to be moved northwards and outside that RPA for T36/37.
- Further to this I would like to see the four 3 Bed Plots to the east of T36/37 moved back and fully outside of T36/37 RPA's so that footpaths are outside them.
- As far as **45 Ash** is concerned I would wish to see the Flats moved 1m further east so that there is no overlap of the RPA for this tree.
- With regards to the Plot to the south side of the public footpath I would like to see the access drive adjusted to be fully outside the RPA for **Sycamore T34** towards the lesser value trees to the south.

Recommendations:

- If these adjustments can be made then I would be able to lend the scheme my full support – as it stands I would have to register an **OBJECTION** because of adverse impact on trees of merit.



Consultant Arboriculturist